

001.0

0001

0026.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,114,200 / 1,114,200

APPRAISED:

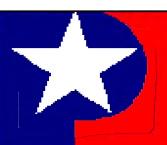
1,114,200 / 1,114,200

USE VALUE:

1,114,200 / 1,114,200

ASSESSED:

1,114,200 / 1,114,200


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
38-40		MAGNOLIA ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: ANASTASOPOULOS ARTHUR	
Owner 2: ARTHUR ANASTASOPOULOS SUPPLE	
Owner 3: NEEDS TRUST	

Street 1: 38 MAGNOLIA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 2654 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Use Code						Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description						User Acct	
104						4000.000		677,100		5,100		432,000		1,114,200									

**EXTERIOR INFORMATION**

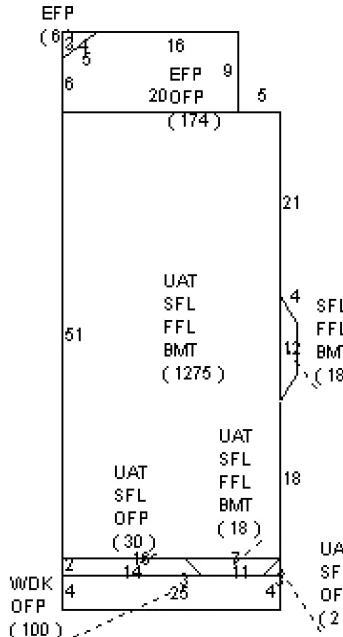
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	CREAM
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

--	--	--	--	--	--	--	--	--	--	--	--

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 10	BRs: 4	Baths: 2 HB

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1914
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	4.6 %	

**CALC SUMMARY**

Basic \$ / SQ:	180.00
Size Adj.:	1.04562926
Const Adj.:	0.98990101
Adj \$ / SQ:	186.313
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	709698
Depreciation:	32646
Depreciated Total:	677052

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
96	027.0-0002-0017.0		8/27/1998	320,000
96	001.0-0001-0005.0		12/22/1998	320,000
94	048.0-0005-0001.0		10/2/1998	315,000
93	001.0-0001-0009.0		2/27/1998	278,000
91	047.0-0002-0011.0		6/15/1998	335,000
91	009.0-0001-0004.0		4/1/1998	317,000
WtAv\$/SQ:		AvRate:	93.5	Ind.Val 303076.1140
		Juris. Factor:		Before Depr: 186.31
		Special Features:	0	Val/Su Net: 138.69
		Final Total:	677100	Val/Su SzAd 255.12

**SKETCH**

PARCEL ID 001.0-0001-0026.0

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,343	186.310	250,218
BMT	Basement	1,311	55.890	73,277
FFL	First Floor	1,311	186.310	244,256
UAT	Upper Attic	327	74.530	24,351
OPF	Open Porch	306	21.670	6,631
EFP	Enclos Porch	180	41.920	7,546
WDK	Deck	100	15.840	1,584
UAT	Upper Attic	5	74.520	335
	Net Sketched Area:	4,882	Total:	608,198
Size Ad	2654	Gross Area	5876	FinArea 2654

**IMAGE**

AssessPro Patriot Properties, Inc

**MOBILE HOME**

Make: Model: Serial #: Year: Color:

**SPEC FEATURES/YARD ITEMS**

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More: N Total Yard Items: 5,100 Total Special Features: Total: 5,100